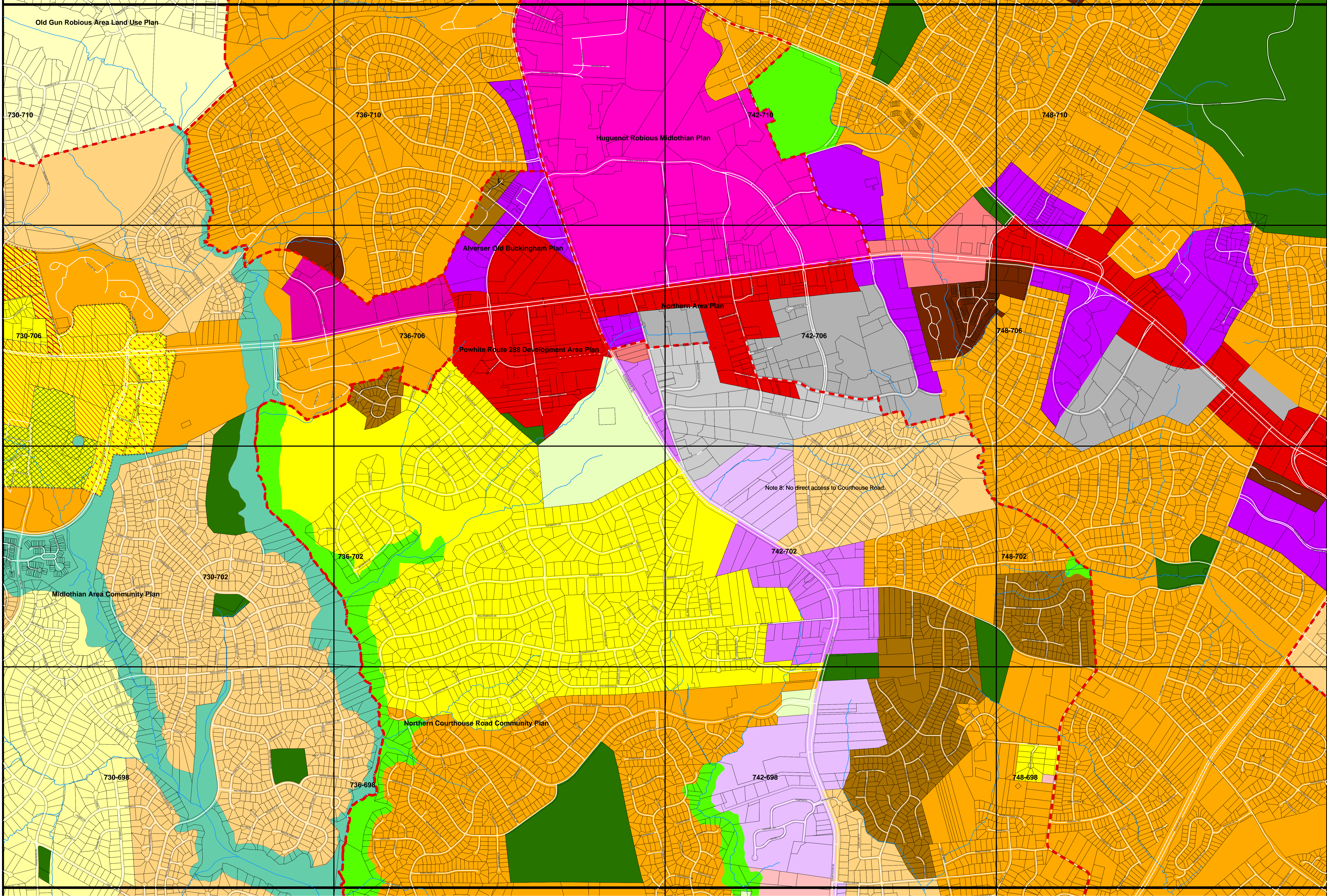


CHESTERFIELD COUNTY, VIRGINIA

LAND USE PLAN MAP 06

KEY
Refer to Plan text for full definition

See Notes Below



Legend

- Plan Boundary
- County Boundary
- Parcels
- Index

Huguenot-Robious-Midlothian Plan

- Medium Density Residential (1.51 to 4.0 units per acre)
- Regional Mixed Use

Powhite-Route 288 Development Area Plan

- Low Density Residential: (1.5 units/acre or less)
- Medium Density Residential: (1.51 to 4.0 units/acre)
- Medium/High Density Residential: (4.01 to 7.0 units/acre)
- High Density Residential: (7.1 units/acre or more)
- Office
- Light Commercial
- General Commercial
- Light Industrial
- Public/Semi-Public
- Open Space

Northern Area Plan

- Medium Density Residential (1.51 to 4.0 units/acre)
- High Density Residential (7.01 units/acre or more)
- Office
- Light Commercial
- General Commercial
- Light Industrial
- Public/Semi-Public
- Parks, Recreation or Open Space

Alverser-Old Buckingham Plan

- Medium/High Density Residential (4.01-7.00 units/acre)
- Office
- General Business

NOTES

Alverser-Old Buckingham Plan

- K Densities on tract A should be limited to the lower end of the range (4.01 units/acre).

Eastern Midlothian Plan

General Note

A. In some cases, future land use classifications are appropriate if parcels are part of a larger scale development plan that provided for an aggregation of parcels, thereby allowing sufficient land to provide appropriate buffers and land use transitions.

B. Within the Community Mixed Use and Regional Mixed Use areas, other more intense uses may be appropriate following an evaluation of the specific site and its location with respect to surrounding uses, special design criteria and other operational conditions, so as to insure that the use will not adversely impact existing and anticipated development.

C. Should it later be determined under any circumstances that residential uses may be appropriate within the Community Mixed Use and Regional Mixed Use areas, then these residential uses should be of high quality and upscale design, subsidiary to and integrated within office, commercial or light industrial projects.

Huguenot-Robious-Midlothian Plan

- K Continue the 1986 Northern Area Plan designation as a medium density residential area. However, this area could be incorporated into the regional mixed use area if the entire area is acquired for such purposes, and the proposed land uses and design provide compatibility with and transition to surrounding land.

Midlothian Area Community Plan

Residential Low Density 1.01 to 2.0 units/acre

Note: Projects that drain away from swift creek reservoir may be appropriate for densities of up to 2.5 dwellings per acre.

Suburban Commercial District:

Suburban, auto-oriented design district to include retail shopping centers, office-service establishments and similar uses.

Planned Transition Area:

This area is appropriate for mixed-use development that contributes to an overall transition to a smaller scale, pedestrian-oriented environment in Midlothian Village. Primary uses will include office, medium-density housing (7-14 units/acre), personal services and community facilities.

Residential Area:

This established neighborhood has and internalized focus and should remain residential in character. **Proposed Historic Area:** This area has a high concentration of historically significant buildings which should be preserved.

Village Square:

This area provides an internalized focal point for pedestrian activities in a well defined plaza area which combines neighborhood retail, office, service, residential and public uses.

Village Shopping District:

A concentration of retail/service activities is appropriate in this area including neighborhood shopping centers/office/service establishments and public facilities.

Village Fringe Area:

This area is appropriate for mixed use development compatible with surrounding neighborhoods and including primarily office, multi-unit housing, community facilities, and personal services.

Village Area:

The historic village area requires careful development using special design standards to maintain its potential for long-term preservation of a pedestrian scale environment containing retail, office, public and residential uses.

Northern Courthouse Road Community Plan:

Residential (2.5 or less dwellings per acre):
Note 8: No direct access to Courthouse Road.
Office/Residential Mixed Use:
Note 1: Areas north of Falling Creek and south of Southlake Boulevard should be limited to 6.0 units per acre or less.

Note 2 on the Land Use Plan map: Allow the conversion of existing residences to office uses with appropriate exceptions to bulk requirements in the Zoning Ordinance to accommodate adequate parking.

General Note: Smaller properties within this geography should be aggregated together under a unified plan of development, rather than being re-zoned in a piecemeal fashion wherever and whenever possible.

General Note: Additional multifamily development should be discouraged in this plan geography. Residential-townhouse uses may be more appropriate.

General Note: Development adjacent to properties owned by places of worship should be of a less-intensive and appropriate use than may otherwise be generally permitted in this category.

General Note: Office development within this plan category's geography should not exceed 15 percent of the total acreage recommended for this land use.

General Note: Office development should be of a design compatible with existing and planned neighborhoods.

General Note: Buildings within this category should have a height not greater than three (3) stories or 45 feet

Office

Note 3: Professional and administrative offices; one story; residential in character; if you have an existing two-story building, it will be allowed. All parcels must be aggregated in this area in order to be developed.

Note 4: Professional and administrative offices; one story; residential in character; if you have an existing two-story building, it will be allowed. All parcels must be aggregated in this area in order to be developed.

Note 5: Professional and administrative offices; one story; residential in character; if you have an existing two-story building, it will be allowed. All parcels must be aggregated in this area in order to be developed. Redevelopment in this area should include closing the Bernard crossover or restricting turns, or providing a new access to Courthouse Road to align with the Reams Road traffic signal. If aggregation not achieved, the initial development will be responsible for providing the road improvements listed above.

Note 6: Professional and administrative offices; one story; residential in character; if you have an existing two-story building, it will be allowed. All parcels must be aggregated in this area in order to be developed. Redevelopment in this area should include closing the Bernard crossover or restricting turns, or providing a new access to Courthouse Road to align with the Reams Road traffic signal. If aggregation not achieved, the initial development will be responsible for providing the road improvements listed above.

Neighborhood Mixed Use

General Note: Additional residential zoning and development, including apartments, townhouses and condominiums, is not appropriate in areas recommended for this land use category.

General Note: Smaller properties within this geography should be aggregated together under a unified plan of development, rather than being re-zoned in a piecemeal fashion wherever and whenever possible.

Community Mixed Use

General Note: Additional residential zoning and development, including apartments, townhouses and condominiums, is not appropriate in areas recommended for this land use category.

Light Industrial

Note 7: No direct access to Courthouse Road.

The notes geographies are generalized.

For more information, please contact
Chesterfield County Planning Department.

This is a ArcGIS map
prepared by Chesterfield County
Planning Department

Date: February 2008

The Code of Virginia states "the comprehensive plan shall be general in nature, in that it shall designate the general or approximate location, character, and extent of each feature shown on the plan." Recommended land use boundaries shown here should therefore be considered generalized. Zoning change recommendations based on this plan may take into consideration other factors not addressed in this plan. These boundaries and the future development potential of any property based on the recommendations of this plan should be confirmed with the Chesterfield County Planning Department. The maps contained in the comprehensive plan are dynamic and in a continuing state of review and upgrade.

